

STATUTORY WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

\$ 336,000.00

Send Tax Notice To:

Caldwell Mill Properties, LLC
c/o Craft O'Neal
744 41st Street North
Birmingham, Alabama 35222

Inst # 2001-16531

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of TEN AND NO/100 Dollars (\$10.00) and other good and valuable consideration, paid to the undersigned, **O'NEAL STEEL, INC.**, an Alabama corporation ("Grantor"), by **CALDWELL MILL PROPERTIES, LLC**, an Alabama limited liability company ("Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby GRANT, BARGAIN, SELL and CONVEY, forever, unto Grantee, its successors and assigns, in fee simple, together with every contingent remainder and right of reversion, that certain property situated in Shelby County, Alabama and further described on Exhibit A attached hereto, together with all and singular the improvements thereon, fixtures, rights, easements, privileges, tenements and appurtenances thereunto belonging or in anywise appertaining; subject, however, to the following:

1. General and special taxes and assessments for the year 2001 which are a lien on the property, but are not yet due and payable.
2. All easements, reservations, restrictions, covenants and other matters appearing of record in the office of the Judge of Probate of Shelby County, Alabama affecting the above-described property.
3. Zoning restrictions and matters which would be shown by accurate survey or are visible on the surface.

TO HAVE AND TO HOLD unto Grantee, its successors and assigns, in fee simple, forever, together with every contingent remainder and right of reversion.

IN WITNESS WHEREOF, Grantor has executed this instrument as of the 27th day of March, 2001.

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04/27/2001-16531
01:26 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 CJ1 356.00

GRANTOR:

O'NEAL STEEL, INC.

By: *Bill Jones*
Bill Jones, President

Cindy Percall
Witness

Debbi Boyd
Witness

STATE OF ALABAMA)
 :
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Bill Jones, whose name as President of O'Neal Steel, Inc., an Alabama corporation, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he as such officer and with full authority, executed the same voluntarily for and as the act of said corporation on the day the same bears date.

GIVEN under my hand and official seal this the 27th day of March, 2001.

Roy J. Hanford
NOTARY PUBLIC

My Commission Expires: 10/8/02

[SEAL]

This instrument prepared by:

Herbert Harold West, Jr., Esq.
Cabaniss, Johnston, Gardner,
Dumas & O'Neal
Post Office Box 830612
Birmingham, AL 35283-0612

Exhibit A

Part of the SE ¼ of the SW ¼ and part of the SW ¼ of the SE ¼ of Section 3, and part of the NW ¼ of the NE ¼ of Section 10, all in Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Beginning at an existing 3" capped pipe being the locally accepted northeast corner of the SW ¼ of the SE ¼ of said Section 3, Township 19 South, Range 2 West, Shelby County, Alabama, run in a southerly direction along the east line of said SW ¼ of SE ¼ of said Section 3, for a distance of 1308.74 feet to an existing 3" capped pipe; thence turn an angle to the right of 0°-11'-35" and run in a southerly direction along the east line of the NW ¼ of the NE ¼ of Section 10 for a distance of 370.37 feet; thence turn an angle to the right of 69°-38'-18" and run in a southwesterly direction for a distance of 56.76 feet; thence turn an angle to the right of 5°-36'-09" and run in a southwesterly direction for a distance of 102.96 feet; thence turn an angle to the left of 4°-09'-18" and run in a southwesterly direction for a distance of 63.78 feet; thence turn an angle to the left of 1°-40'-50" and run in a southwesterly direction for a distance of 129.59 feet; thence turn an angle to the left of 2°-22'-38" and run in a southwesterly direction for a distance of 107.82 feet; thence turn an angle to the right of 17°-18'-41" and run in a westerly direction for a distance of 30.73 feet; thence turn an angle to the right of 9°-32'-08" and run in a westerly direction for a distance of 50.44 feet; thence turn an angle to the right of 7°-46'-33" and run in a northwesterly direction for a distance of 82.75 feet; thence turn an angle to the left of 2°-21'-56" and run in a northwesterly direction for a distance of 120.59 feet; thence turn an angle to the right of 19°-04'-45" and run in a northwesterly direction for a distance of 35.05 feet; thence turn an angle to the right of 8°-4'-34" and run in a northwesterly direction for a distance of 63.74 feet; thence turn an angle to the left of 8°-47'-57" and run in a northwesterly direction for a distance of 84.09 feet; thence turn an angle to the right of 11°-14'-01" and run in a northwesterly direction for a distance of 52.42 feet; thence turn an angle to the left of 13°-38'-07" and run in a northwesterly direction for a distance of 44.03 feet; thence turn an angle to the left of 32°-11'-49" and run in a southwesterly direction for a distance of 52.24 feet; thence turn an angle to the left of 12°-06'-55" and run in a southwesterly direction for a distance of 102.55 feet; thence turn an angle to the right of 10°-43'-39" and run in a westerly direction for a distance of 88.01 feet; thence turn an angle to the left of 12°-13'-40" and run in a southwesterly direction for a distance of 48.18 feet; thence turn an angle to the left of 19°-47'-29" and run in a southwesterly direction for a distance of 82.50 feet; thence turn an angle to the left of 3°-52'-48" and run in a southwesterly direction for a distance of 43.38 feet to a point on the west line of the NW ¼ of the NE ¼ of said Section 10; thence turn an angle to the right of 134°-19'-59" and run in a northerly direction along the west line of said NW¼ of NE¼ of said Section 10 for a distance of 522.73 feet to an existing crimp iron pin; thence turn an angle to the left of 88°-49'-51" and run in a westerly direction along the south line of the SE ¼ of the SW¼ of said Section 3 for a distance of 1076.17 feet to an existing iron rebar; thence turn an angle to the right of 135°-30'-09" and run in a northeasterly direction for a distance of 1400.64 feet to an existing iron rebar; thence turn an angle to the right of 11°-15'-33" and run in a northeasterly direction for a distance of 608.25 feet to an existing iron rebar being on the north line of the SW ¼ of the SE ¼ of said Section 3; thence turn an angle to the right of 33°-31'-03" and run in an easterly direction along the north line of said SW ¼ of SE ¼ of said Section 3 for a distance of 861.48 feet, more or less, to the point of beginning. Containing 64.85 acres, more or less.

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